

OPTIONAL REQUIREMENTS FOR INDUSTRIALIZED HOUSING AND STAFF NOTES

ARCHITECTURAL LANDSCAPING

AMEND (b)(2) to include “architectural landscaping” compliance to the listed requirements.

Currently the City does not have architectural landscaping requirements for single family dwellings. The Unified Land Development Code consultants have included such language in the draft ordinance. The industrialized housing ordinance before you may be amended to include the term with the understanding that if and when such requirements are adopted as part of the ULDC they will be applicable to industrialized housing.

In the alternative Council may wish to amend the _____ code at this time to include architectural landscaping requirements which may immediately be applicable to all single family dwellings including industrialized housing. The estimated cost of this landscaping alternative is \$700 if installed by the homeowner.

Section 2. Article _____, _____, of Chapter _____, _____, of the City Code is amended by adding a new Section _____ to read as follows:

Section _____. Minimum landscaping requirements for single family lots.

(a) Minimum landscaping (all required plant materials shall be from the City's approved plant list):

(1) 2 large shade trees in front yard, min. 2" caliper and min. 5' height at time of planting

(2) Foundation landscaping package along front of home consisting of at least 3 out of the following 4 options:

(A) 2 small ornamental trees (6' planted height minimum)

(B) 4 large evergreen shrubs (5 gal. container size and 3' height minimum at time of planting)

(C) 8 small shrubs (2 gal. container size and 18" height minimum at time of planting)

(D) solid groundcover within foundation planting beds

(b) Landscaping plan to be submitted to City along with building permit application.

(c) All required trees must be planted prior to request for final building inspection of the dwelling unit.

EXTERIOR FEATURES

(b)(4) have exterior siding or treatment, roofing materials, roof pitch, and foundation fascia compatible with the single family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located if 51% of the single family dwellings located with that 500 foot area share an architectural style encompassing the above listed exterior features.

PERMANENT FOUNDATION REQUIREMENTS

Except as noted below, the five options presented are all acceptable methods of complying with a permanent foundation requirement. Council may choose any or all of the options. The costs are comparable.

A note regarding section (c)(2)(D): This is almost impossible to require because if the slab has any deviation in it you could not get to the middle of the structure to level or shim. This is too restrictive. It might be better to limit the number of CMU's that can be stacked up in one spot. For example no more than three can be stacked on top of each other.